



## **Commercial Facility Assessment FREQUENTLY ASKED QUESTIONS**

### **What does the site inspection portion of the evaluation entail?**

The physical inspection aspect of the Commercial Facility Irrigation Evaluations requires that the property have:

- Proper backflow installed
- A working rain or soil moisture sensor
- No leaks in the irrigation system
- No broken irrigation emitters – spray heads, drip lines, etc.
- No broken or leaking spray nozzles or bodies
- No water spray from the irrigation system landing in a street or parking lot
- No runoff of 50 feet or more in a street or parking lot
- No ponding of ¼” or more in a street or parking lot
- No misting due to high water pressure

### **Who can perform the irrigation evaluation?**

Only an Austin Water Authorized Irrigation Inspector can perform the irrigation evaluation. See [www.WaterWiseAustin.org](http://www.WaterWiseAustin.org) for a current list of Austin Water Authorized Irrigation Inspectors.

### **How does one become an Austin Water Authorized Irrigation Inspector?**

One must first be licensed by TCEQ as an Irrigation Inspector, and then additionally become authorized by Austin Water. The Austin Water Authorization entails a class and test ensuring that the inspectors are familiar with local irrigation regulations. Call 974-2199 for information on class availability.

### **How do I know when my evaluation is due?**

Austin Water will mail a packet to properties at least 90 days prior to the inspection due date that specifies when the inspection must be completed and paperwork received by Austin Water. Dates are set by the property's zip code. See the zip code assignments at [www.WaterWiseAustin.org](http://www.WaterWiseAustin.org).

### **I have multiple properties in the same zip code and only those with an even address received a packet explaining the program and the due date for the property. Why did I not receive a packet for the odd address properties?**

Properties have been separated into zones comprised of specific zip codes. There are six zones within the city. Even addressed properties have due dates in even numbered years. Odd addressed properties have due dates in odd numbered years.

### **How is the evaluation due date determined?**

The inspection due date is determined by Facility Evaluation Zone. Austin Water has divided the city into six separate Facility Evaluation Zones. There are several zip codes to each zone. Zip code inclusion within a Zone is determined by the number of commercial properties within that zip code. Each Zone has a similar number of commercial properties.

### **What happens if the evaluation paperwork is not turned in by the due date?**

If Austin Water does not receive the irrigation evaluation documentation or a completed Compliance Plan by the due date, the property will be subject to an initial documentation submittal violation fee of \$200 followed by a \$25 per day late fee for every day the documentation is late past the due date.

### **What if my property does not pass the inspection?**

Inspections can be performed up to 90 days prior to the inspection due date. These 90 days allow time for repairs and re-inspections if needed to bring a property into compliance. Additionally, if a property cannot pass the inspection they can submit a Compliance Plan explaining how the irrigation system will be managed to be in compliance.

### **What is a Compliance Plan?**

A Compliance Plan communicates to Austin Water a property's intent to:

- Not operate any portion of the irrigation system
- Operate a portion of the irrigation system

A property may want to submit a Compliance Plan if they don't normally operate the irrigation system, or would like to budget future irrigation repair work and focus current irrigation repairs on key areas such as entrances, etc. A Compliance Plan will remain in place until such time that an updated Compliance Plan is received by Austin Water or the entire property has passed the Commercial Facility Irrigation Evaluation.

A Compliance Plan must include:

- Property owner's name and contact information
- Property's address
- A map of the property showing areas where irrigation will occur and areas where it will not
- Corresponding documentation from an Austin Water Authorized Irrigation Inspector showing that the areas to be irrigated have passed the irrigation evaluation

### **If I am not going to run my irrigation system ever, do I need to have an irrigation assessment?**

No, but a Compliance Form must be submitted to Austin Water prior to the due date specifying such action.

### **What happens if I run my sprinkler system outside of the parameters of my Compliance Plan?**

Properties operating portions of their irrigation system that have not been shown to be up to code by passing their irrigation assessment or being part of the operating portion of a Compliance Plan may be subject to fines of \$200 per occurrence.

### **If I have an existing compliance plan and want to update it and bring additional irrigation zones online, how do I do that?**

To bring sprinkler zones into operation that are not supposed to operate as part of your current Compliance Plan, one must have the additional zones inspected and passed by an AWU Authorized Irrigation Inspector and submit an updated Compliance Plan showing which zones will be coming online and attach the inspector's report showing that these have passed the inspection. You only need to have the new zones inspected, not the entire irrigation system.